

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

COMMISSIONERS: Mary Beatie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

MONDAY, MARCH 13, 2023
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA
MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. Time Extension Request for Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31.
6. PUBLIC HEARING – (Continued from February 27, 2023) Cristobal Carrillo, Associate Planner

General Plan Amendment No. 2022-01: A request by the Visalia Public Cemetery District to amend the General Plan Land Use Map to change the land use designation of 15 parcels totaling 3.33 acres from Residential Low Density to Public Institutional, and to change the land use designation of one parcel totaling 0.24 acres from Residential Medium Density to Public Institutional. The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Change of Zone No. 2022-02: A request by the Visalia Public Cemetery District to change the zoning designation of 15 parcels totaling 3.33 acres from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to QP (Quasi-Public), and to change the zoning designation of one parcel totaling 0.24 acres from R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) to QP (Quasi-Public). The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Conditional Use Permit No. 2023-02: A request by the Visalia Public Cemetery District to amend Conditional Use Permit No. 2005-08, permitting the expansion of the Visalia Public Cemetery District master planned area, encompassing 13 parcels totaling 2.8 acres. The project sites are located at 914 and 920 W. Allen Avenue, 1304 W. Goshen Avenue, 916, 920, 1000, 1002, 1004, 1006, 1010, 1012, 1014, 1016, and 1020 N. Turner Street (APNs: 093-083-035, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

7. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-03: A request by Ron Clark to develop a five-acre Industrial zoned parcel with 118 unit mini-storage facility and managers office. The project site is located on the north side of West Sunnyview Avenue approximately 635 feet west of North Clancy Street (APN: 077-200-037). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2023-06.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on Draft Agricultural Preservation Ordinance
- b. Housing Element Workshop No. 2 set for Wednesday March 15th at 6:00 p.m.
- c. Planning Commission Updates

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 23, 2023, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 27, 2023



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 13, 2023

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2023-03: A request by Ron Clark to develop a five-acre Industrial zoned parcel with 118 unit mini-storage facility and managers office. The project site is located on the north side of West Sunnyview Avenue approximately 635 feet west of North Clancy Street (APN: 077-200-037).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-03, as conditioned, based upon the findings and conditions in Resolution No. 2023-04. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-03, based on the findings and conditions in Resolution No. 2023-04.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2023-03 is a request to permit the development of a 118 unit mini-storage facility. The total square footage of the storage facility's units will total 74,500 square feet as shown in Exhibit "A". The proposed project will consist of three large buildings and an office. The office building is two-story with an overall height of 25-feet. The storage unit buildings are single-story, measuring 17 to 18-feet in height (see Exhibit "D"). The units will feature overhead roll up doors measuring 14 x 14-feet. The primary finish material is 26-gauge vertical metal panels as shown in Exhibit "D". Additionally, the storage building's exterior walls will serve as perimeter walls, similar to other storage facilities within Visalia.

The operational statement (see Exhibit "C") indicates that the site will have two employees on-site during normal business hours, which are 7:00 AM to 7:00 PM daily. Access into the site will be through automated access gates accessible via the keypad or from a smartphone application. Furthermore, there is no living quarter or overnight caretaker proposed with this self-storage facility.

The project site is currently vacant and located along the north side of West Sunnyview Avenue, west of North Clancy Street in the Visalia Industrial Park.

BACKGROUND INFORMATION

General Plan Land Use Designation	I (Industrial)
Zoning	I (Industrial)
Surrounding Zoning and Land Use	North: I / SunRun warehouse South: I / KCR Safety - Contractor Storage Yard East: I / Gill-Reeves Co. – Contractor Storage Yard West: I / Vacant Lot
Environmental Review	Categorical Exemption No. 2023-06
Site Plan	2021-082

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED / SIMILAR PROJECTS

On July 26, 2021, Conditional Use Permit No. 2021-19 was approved by the Planning Commission to permit the construction of a +/-700 unit mini-storage facility within the C-MU zone district and located on the northwest corner of West Shannon Pkwy and North Court St.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit (CUP), as conditioned, based on project consistency with the General Plan and Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix identifies mini-storage uses as a conditional use in the I (Industrial) zone and requires the submittal and approval of a Conditional Use Permit (CUP) application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed storage facility will not have a negative impact on surrounding uses given the fact that sufficient on-site parking is provided, the sites proximity to the major street and other storage and industrial uses within the area. Furthermore, the storage facility will operate within typical business hours for the area, and will provide automated access gate controls from 7:00 a.m. to 7:00 p.m.

The Institute of Transportation Engineers Trip Generation manual identifies self-storage facilities on the lower end of vehicle trip generation. Self-storage facilities tend to produce less vehicle trips than other commercial uses that may otherwise be permitted and/or conditionally permitted on this site.

Access and Circulation

The site will be accessed via West Sunnyview Avenue, a collector roadway that has been improved to its ultimate right-of-way width. The future extension of Sunnyview Avenue west of the subject site will be done with the future development of the parcel to the west. The subject parcel's street frontage is only improved with curb and gutter. The proposed development of the storage facility will require the applicant to improve the remainder of the frontage which includes driveway aprons for vehicular access, sidewalk, and parkstrip landscaping (similar to other uses to the east of the site).

The site is configured with large driveway widths for the interior aisles as shown on the in Exhibit "A". The oversized drive aisles will allow for large RV's, moving trucks, and vehicles towing trailers to maneuver freely onsite.

Parking

Section 17.34.020 of the Visalia Municipal Code prescribes parking for office uses at 1 parking space per 250 square feet, and storage/warehousing at 1 parking space per 1,000 square feet. Unfortunately, the Zoning Ordinance does not provide a parking ratio for mini-storage facility parking. To assess parking requirements, the applicant demonstrated sufficient parking on-site through their operational statement. The operational statement states that the facility anticipates three to five customers daily and only expects to have two employees on-site during normal business hours. The site will provide a total of 5 parking stalls for customer and employee parking along the Sunnyview frontage near the office building (see Exhibit "A").

Environmental Review

The requested action is considered Categorical Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2023-06).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2023-06).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-082, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", and Elevations in Exhibit "D".
3. That the applicant complies with their operational statement as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That all other Federal and State laws and City codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2023-04
- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Operational Statement
- Exhibit “D” – Elevations
- Exhibit “E” – Preliminary Landscaping Plan
- Categorical Exemption No. 2023-06
- Site Plan Review Comments No. 2021-082
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Chapter 17.38 CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2023-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-03, A REQUEST BY RON CLARK TO DEVELOP A FIVE-ACRE INDUSTRIAL ZONED PARCEL WITH 118 UNIT MINI-STORAGE FACILITY AND MANAGERS OFFICE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF WEST SUNNYVIEW AVENUE APPROXIMATELY 635 FEET WEST OF NORTH CLANCY STREET (APN: 077-200-037)

WHEREAS, Conditional Use Permit No. 2023-03, is a request by Ron Clark to develop a five-acre Industrial zoned parcel with 118 unit mini-storage facility and managers office. The project site is located on the north side of West Sunnyview Avenue approximately 635 feet west of North Clancy Street (APN: 077-200-037); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 13, 2023; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2023-03, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

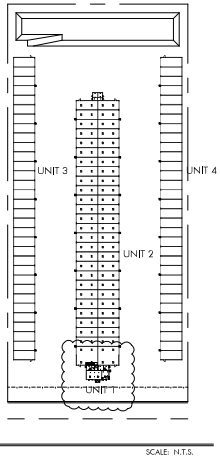
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act

(CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2023-06).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-082, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", and Elevations in Exhibit "D".
3. That the applicant complies with their operational statement as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That all other Federal and State laws and City codes and ordinances be complied with.



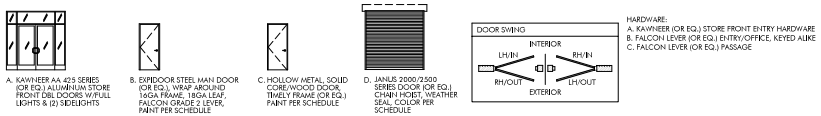
- Floor plan notes**
- 1) 2x10bc fire est. max travel distance = 75'-0"
 - 2) maximum exit travel distance = 250'-0"
 - 3) per doc 2019, 5% of all storage units to be eho compliant

WALL LEGEND

[Pattern]	2x4 DF #2 AT 16' O.C.
[Pattern]	2x6 DF #2 AT 16' O.C.
[Pattern]	2x8 DF #2 AT 16' O.C.
[Pattern]	8" WALL GIBTS

DOOR SCHEDULE

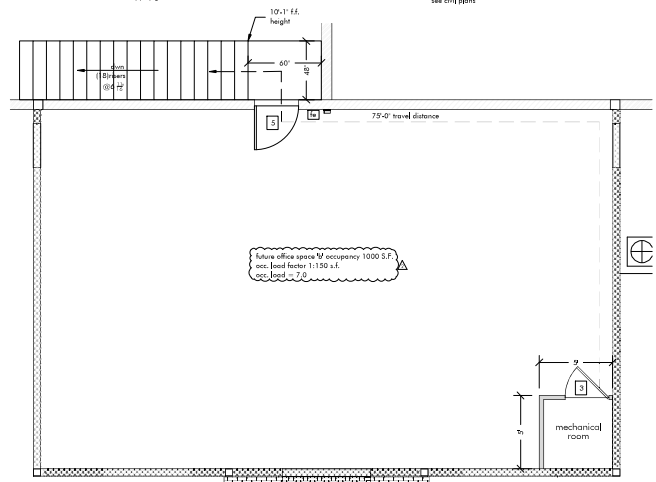
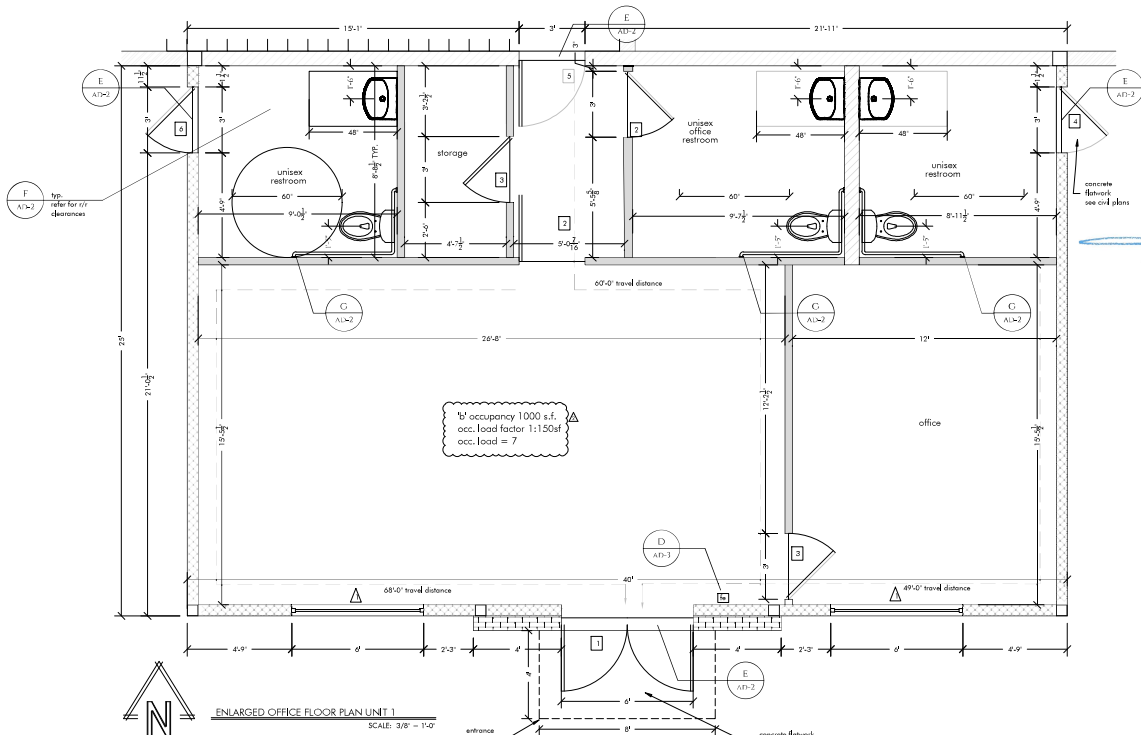
DOOR NO.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	FRAME	FINISH	SWING	FIRE RATING	HARDWARE	COMMENTS
1	A	3'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DLB/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B.C.	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B.C.	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	
7	D	1.4'	1.4'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	



- DOOR NOTES**
- FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 8 POUNDS.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 3" MIN AND 4" MAX ABOVE FINISH FLOOR.
 - HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST (PER CBC 11B-404.2.7)
 - ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER CBC 1010.1.9.3)
 - MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THE DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (PER CBC 11B-404.2.10)
 - THE BOTTOM 1" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 11B-404.10)

WINDOW SCHEDULE

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	INSULATING	FINISH	GLAZING	COMMENTS
△	FRED	KAWNEER	3'	7'	--	AA5450	AW-JF556-FW	BLACK #29	FACTORY	DUAL PANE LOW-E ULTRA THERMAL WINDOWS



SUPREME CONSTRUCTION
 1647 SOUTH Q RACE
 TULARE, CA 93274
 O: (559) 234-0070
 F: (559) 260-0187
 LIC # 931367
 WWW.SUPREMECC.COM

NOTES

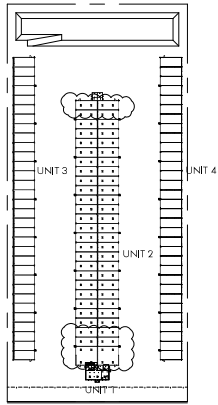
1	2x10bc fire est. max travel distance = 75'-0"
2	maximum exit travel distance = 250'-0"
3	per doc 2019, 5% of all storage units to be eho compliant

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Gasoline Alley Storage

JOB NAME:
 TITLE: FLOOR PLAN UNIT 1
 DRAWN BY: Corey Qualls
 DATE: 12/22/21
 PROJECT NO.: 21061



SCALE: N.T.S.

WALL LEGEND

- 2x4 DF #2 AT 16' O.C.
- 2x6 DF #2 AT 16' O.C.
- 2x8 DF #2 AT 16' O.C.
- 8' WALL CRTS.

DOOR SCHEDULE

DOOR NO.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	SWING	FIRE RATING	HARDWARE	COMMENTS
1	A	0'	7'	2"	ALUM/GLOSS	BLACK	ALUMINUM	BLACK	DR/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	B	
7	D	14'	14'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	D	14'	14'	--	ROLL UP	FACTORY	--	--	--	--	--	JANUS NDM COMPLIANT



A. KAWNEER AA 425 SERIES FOR FOIL ALUMINUM STORE FRONT OR GLASS DOORS WITH FULL LIGHTS & GLASS



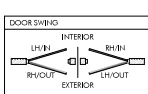
B. EXIT DOOR STEEL MAIN DOOR FOR FOIL, VINYL OR WOOD FRAME, 18GA LEAF, FALCON GARAGE 2 LEVEL, PAINT PER SCHEDULE



C. HOLLOW METAL SOLID CORE WOOD DOOR VINYL FRAME (OR FOIL)



D. JANUS 2000/2500 SERIES DOOR VINYL FRAME (OR FOIL), CHAIR HEIGHT, WEATHER SEAL, COLOR PER SCHEDULE



HARDWARE:
A. KAWNEER (OR EQ.) STORE FRONT ENTRY HARDWARE
B. FALCON LEVER (OR EQ.) ENTRY OFFICE, NEEDED ALIKE
C. FALCON LEVER (OR EQ.) PASSAGE

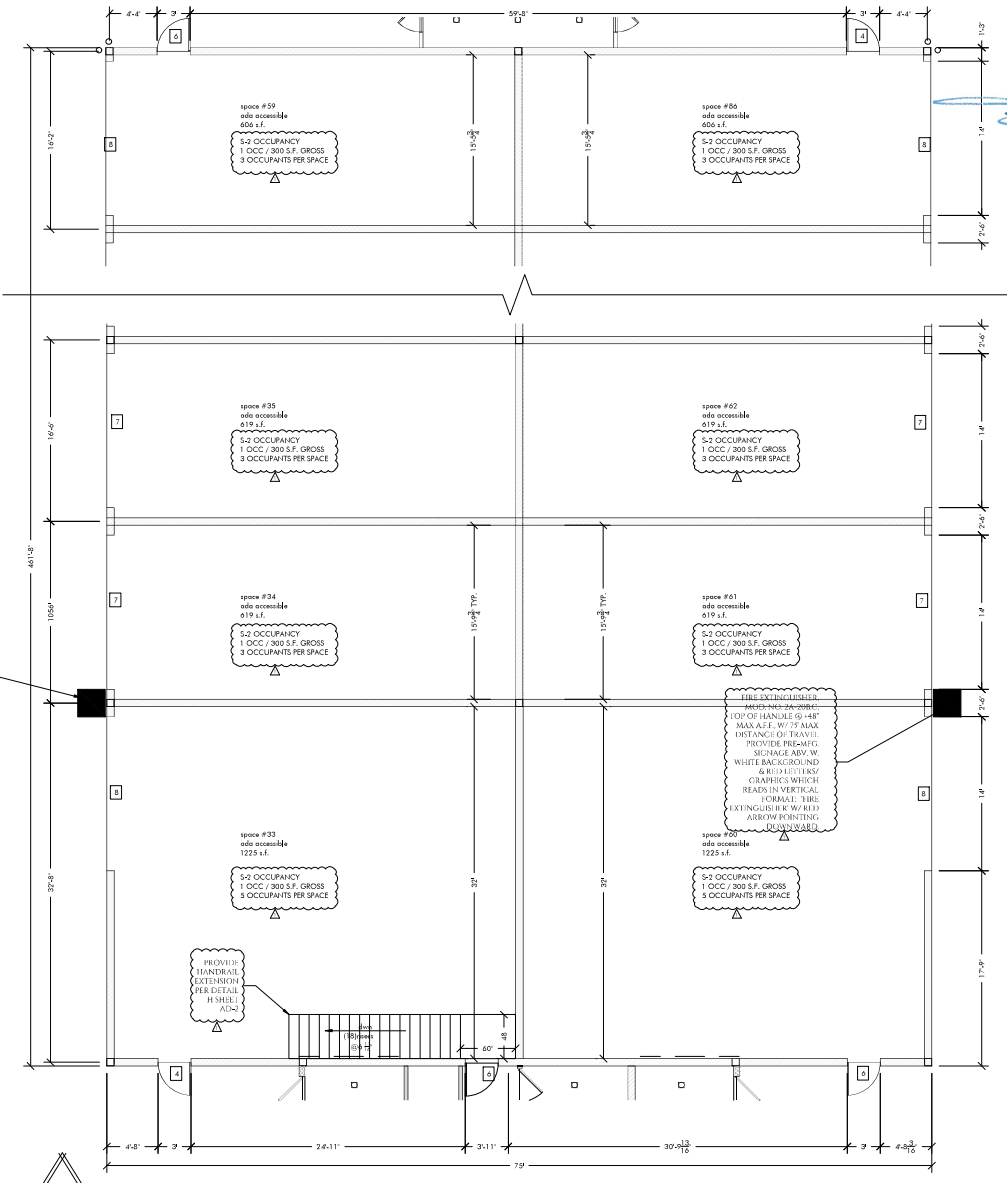
DOOR NOTES:

- FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 36" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST (PER CBC 11B-404.2.1)
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER CBC 1010.1.6-8)
- MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (PER CBC 11B-404.2.10)
- THE BOTTOM 18" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 11B-404.2.10)

WINDOW SCHEDULE

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANGLING	FINISH	GLAZING	COMMENTS	
	FIXED	KAWNEER	0'	4'	--	MS450	AW-K950-2W	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS

FIRE EXTINGUISHER, M.D. NO. 2A-2010-C, 107 3/8 HANDLE @ 48" MAX. A.L.F., W/ 75" MAX. REACH OF TRAVEL; PROVIDE PRE-WEG SIGNAGE ABOV W/ WHITE BACKGROUND & RED LETTERS; GRAPHICS WHICH READS IN VERTICAL FORMAT: THIS EXTINGUISHER W/ RED ARROW POINTING DOWNWARD



ENLARGED FLOOR PLAN UNIT 2

SCALE: 3/16" = 1'-0"



NOTES

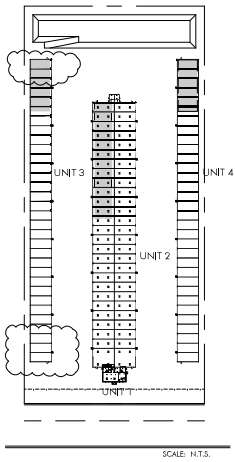
NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...

Gasoline Alley Storage

JOB NAME:

THE FLOOR PLAN UNIT 2

DRAWN BY: Corey Qualls
DATE: 12/22/21
PROJECT NO: 21063



WALL LEGEND

- 2x4 DF #2 AT 16" O.C.
- 2x6 DF #2 AT 16" O.C.
- 2x8 DF #2 AT 16" O.C.
- 8" WALL CRTS.

DOOR SCHEDULE

DOOR NO.	DOOR				FRAME				SWING	FIRE RATING	HARDWARE	COMMENTS
	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH				
1	A	0'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DB/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/IN	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	B	
7	D	12'	12'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
9	D	14'	14'	--	ROLL UP	FACTORY	--	--	--	--	--	JANUS 'NDM' COMPLIANT



A. KAWNEER AA 425 SERIES FOR EQ. ALUMINUM STORE FRONT OR DOORS W/FULL LIGHTS & GL. SCHEDULE



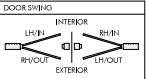
B. EXTERIOR STEEL MAN DOOR FOR EQ. W/ALUMINUM STORE FRONT OR DOORS W/FULL LIGHTS & GL. SCHEDULE



C. HOLLOW METAL SOLID CORE DOOR (OR EQ.) TIMBER FRAME (OR EQ.) PAINT PER SCHEDULE



D. JANUS 2000/2500 SERIES DOOR (OR EQ.) CHAIR HEIGHT, WEATHER SEAL, COLOR PER SCHEDULE



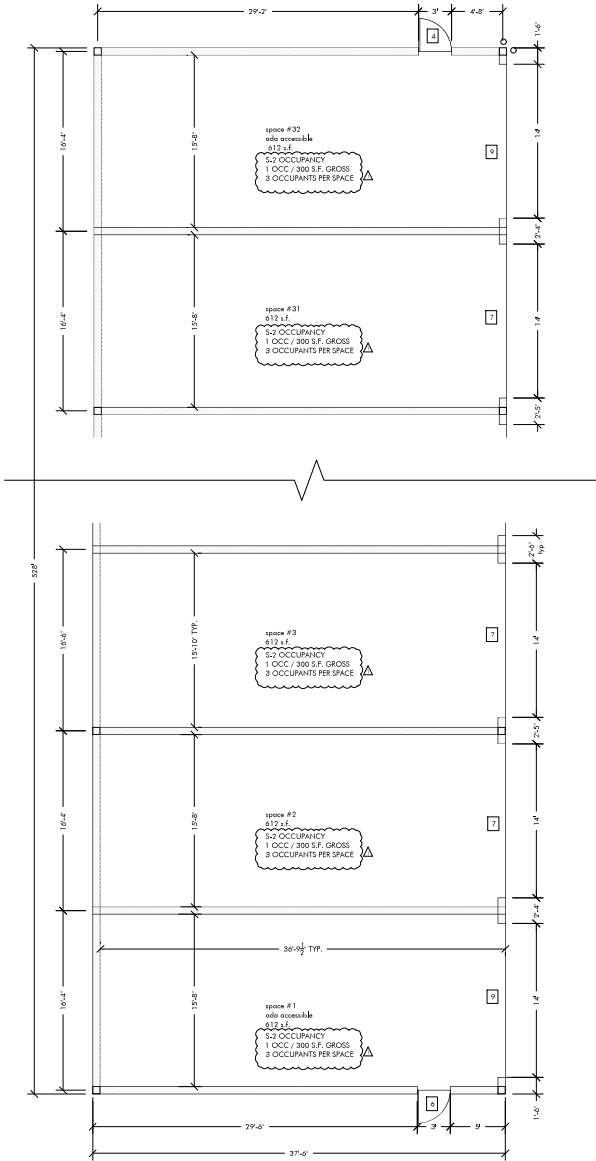
HARDWARE:
A. KAWNEER (OR EQ.) STORE FRONT ENTRY HARDWARE
B. FAUCON LEVER (OR EQ.) ENTRY/OFFICE, NORD ALIKE
C. FAUCON LEVER (OR EQ.) PASSAGE

DOOR NOTES:

1. FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS.
2. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 36" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (PER CBC 18-404.2.1).
4. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER CBC 10110.10-9).
5. MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED (PER CBC 18-404.2.10).
6. THE BOTTOM 18" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 118-404.2.10).

WINDOW SCHEDULE

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANGLING	FINISH	GLAZING	COMMENTS	
	FIXED	KAWNEER	0'	4'	--	MS450	AW-KG50-2W	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS



ENLARGED FLOOR PLAN UNIT 3

SCALE: 3/16" = 1'-0"



SUPREME CONSTRUCTION
1647 SOUTH Q BLVD
TULARE, CA 93274
O: (559) 234-0070
F: (559) 263-0187
LIC # 931367
WWW.SUPREMECC.COM



NOTES

--

REVISIONS

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

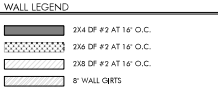
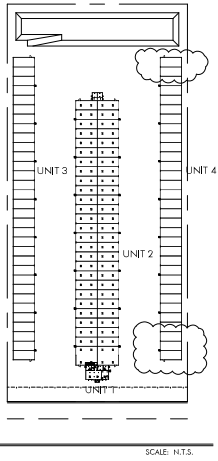
--

JOB NAME:
FLOOR PLAN UNIT 3

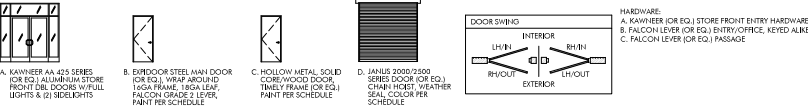
DRAWN BY: **Cory Qualls**
DATE: **12/22/21**
PROJECT NO.: **21061**

A1-4

SHEET



DOOR NO.	DOOR				FRAME				SWING	FIRE RATING	HARDWARE	COMMENTS
	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH				
1	A	0'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DLV/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/IN	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	B	
7	D	12'	12'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
9	D	14'	14'	--	ROLL UP	FACTORY	--	--	--	--	--	JANUS 'NDM' COMPLIANT

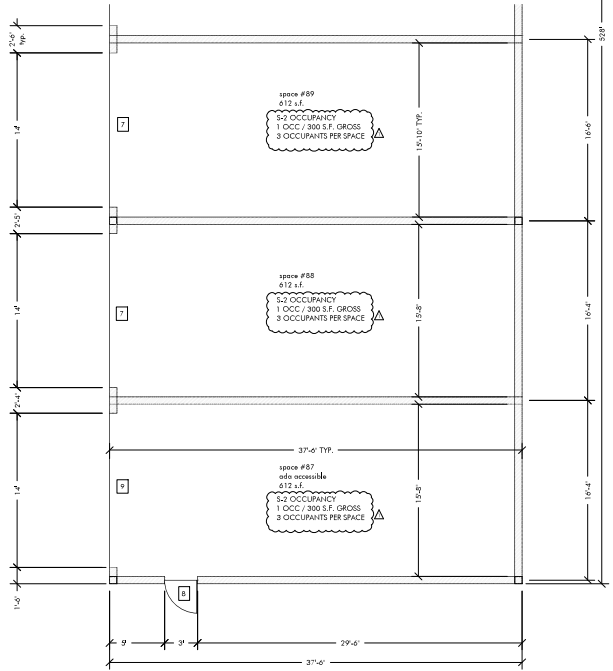
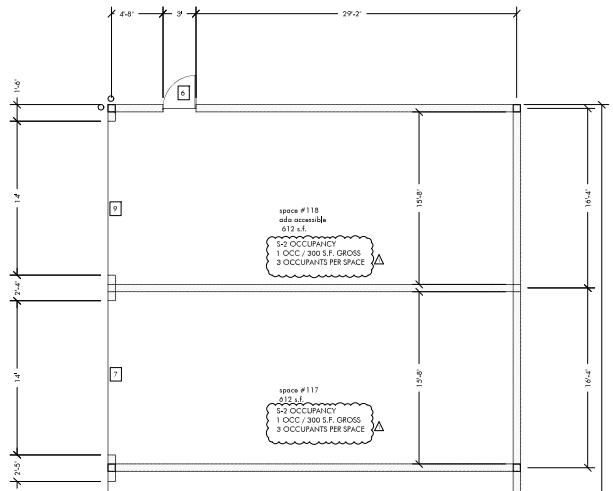


- DOOR NOTES:**
1. FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS.
 2. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
 3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (PER CBC 18-404.2.1).
 4. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER CBC 1010.1.6-9).
 5. MANH EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED (PER CBC 18-404.2.10).
 6. THE BOTTOM 18" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 118-404.2.10).

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANGLING	FINISH	GLAZING	COMMENTS	
											AW-950L-2W
△	FIXED	KAWNEER	0'	4'	--	MS-450	AW-950L-2W	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS



ENLARGED FLOOR PLAN UNIT 4
SCALE: 3/16" = 1'-0"



NOTES

1. SEE PERMITS
2. SEE PERMITS
3. SEE PERMITS
4. SEE PERMITS
5. SEE PERMITS
6. SEE PERMITS
7. SEE PERMITS
8. SEE PERMITS
9. SEE PERMITS
10. SEE PERMITS
11. SEE PERMITS
12. SEE PERMITS
13. SEE PERMITS
14. SEE PERMITS
15. SEE PERMITS
16. SEE PERMITS
17. SEE PERMITS
18. SEE PERMITS
19. SEE PERMITS
20. SEE PERMITS
21. SEE PERMITS
22. SEE PERMITS
23. SEE PERMITS
24. SEE PERMITS
25. SEE PERMITS
26. SEE PERMITS
27. SEE PERMITS
28. SEE PERMITS
29. SEE PERMITS
30. SEE PERMITS
31. SEE PERMITS
32. SEE PERMITS
33. SEE PERMITS
34. SEE PERMITS
35. SEE PERMITS
36. SEE PERMITS
37. SEE PERMITS
38. SEE PERMITS
39. SEE PERMITS
40. SEE PERMITS
41. SEE PERMITS
42. SEE PERMITS
43. SEE PERMITS
44. SEE PERMITS
45. SEE PERMITS
46. SEE PERMITS
47. SEE PERMITS
48. SEE PERMITS
49. SEE PERMITS
50. SEE PERMITS
51. SEE PERMITS
52. SEE PERMITS
53. SEE PERMITS
54. SEE PERMITS
55. SEE PERMITS
56. SEE PERMITS
57. SEE PERMITS
58. SEE PERMITS
59. SEE PERMITS
60. SEE PERMITS
61. SEE PERMITS
62. SEE PERMITS
63. SEE PERMITS
64. SEE PERMITS
65. SEE PERMITS
66. SEE PERMITS
67. SEE PERMITS
68. SEE PERMITS
69. SEE PERMITS
70. SEE PERMITS
71. SEE PERMITS
72. SEE PERMITS
73. SEE PERMITS
74. SEE PERMITS
75. SEE PERMITS
76. SEE PERMITS
77. SEE PERMITS
78. SEE PERMITS
79. SEE PERMITS
80. SEE PERMITS
81. SEE PERMITS
82. SEE PERMITS
83. SEE PERMITS
84. SEE PERMITS
85. SEE PERMITS
86. SEE PERMITS
87. SEE PERMITS
88. SEE PERMITS
89. SEE PERMITS
90. SEE PERMITS
91. SEE PERMITS
92. SEE PERMITS
93. SEE PERMITS
94. SEE PERMITS
95. SEE PERMITS
96. SEE PERMITS
97. SEE PERMITS
98. SEE PERMITS
99. SEE PERMITS
100. SEE PERMITS

Gasoline Alley Storage

JOB NAME:

TITLE: FLOOR PLAN UNIT 4

DRAWN BY: Corey Qualls

DATE: 12/22/21

PROJECT NO: 21061

**Gasoline Alley Mini Storage
Operational Statement
03/07/2023**

Owner: Ron Clark
7073 Ave 228
Tulare, CA 93274
559-280-6783

Applicant: Centerline Design & Engineering
Logan Couch
484 North Prospect Suite B
Porterville CA 93257

Project Address: APN: 077-200-037

Request:

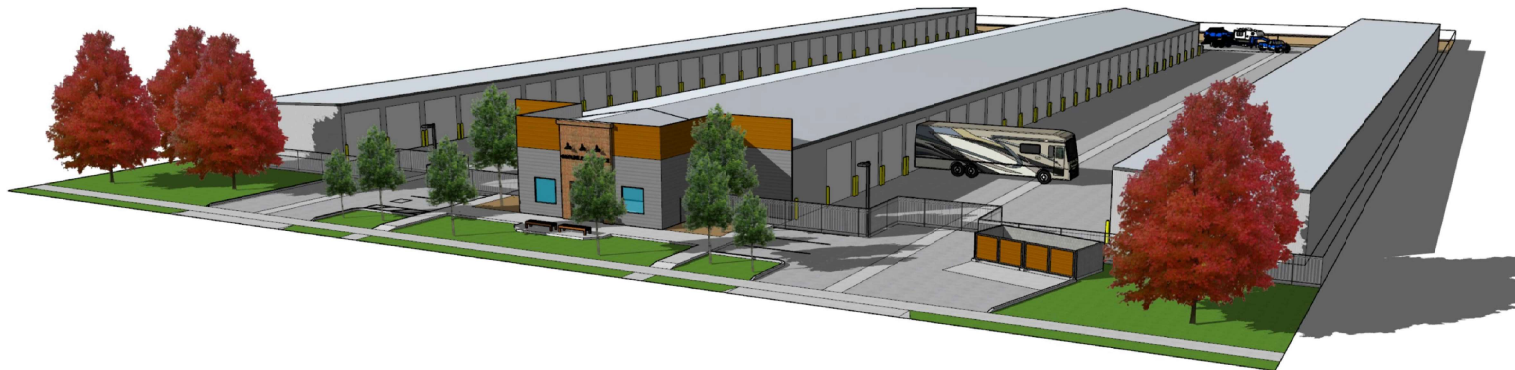
Unit 1: 2000 2-story office space, Unit 2: 36097 S.F. S-2 Storage space, Unit 3 & 4: 21120 S.F. S-2 Storage space and site improvements.

Operational Characteristics

The proposed units used for an office and storage space.

Project Data:

Projected number of employees: 2
Overnight caretaker: none
Site automated: yes, via website and smart phone
How do customers access the site: Key pad and Video
Days and hours of operation: Sunday – Saturday 7am-7pm
Number of customers daily: 3-5 a day




SUPREME
CONSTRUCTION
 1647 SOUTH Q PLACE
 TULARE, CA 93274
 O: (559) 234-0070
 F: (559) 265-0187
 LIC # 931367
 WWW.SUPREMECC.COM



NOTES

REVISIONS

..	..
..	..
..	..
..	..
..	..

LEGEND

..	..
..	..
..	..

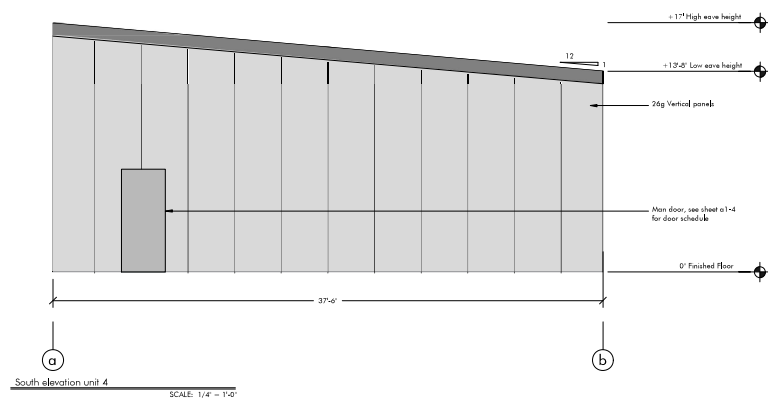
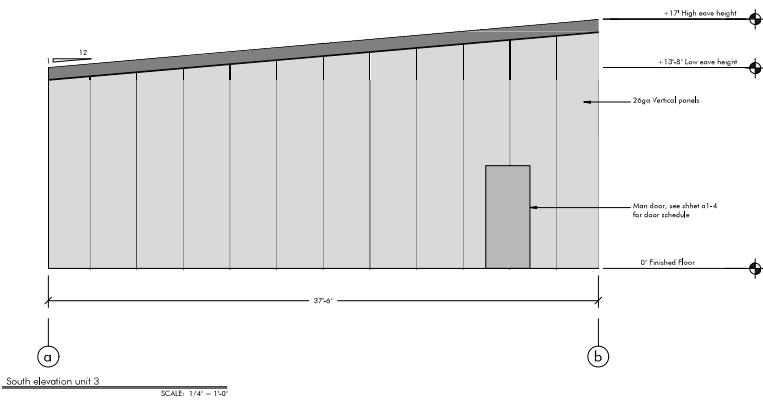
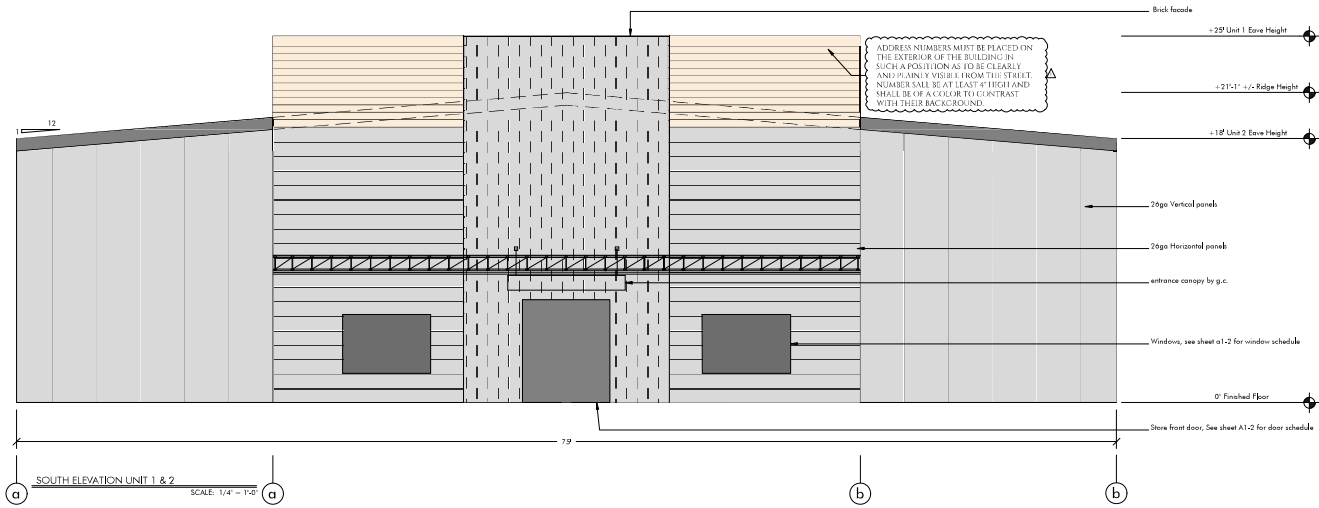
REVISIONS

..	..
..	..
..	..

JOB NAME:
Gasoline Alley Storage

TITLE: EXTERIOR ELEVATIONS
 DRAWN BY: Corey Spotts
 DATE: 12/22/21
 PROJECT NO.: 21061

SHEET: **A2-2**



NOTES

REFERENCES

Δ	SEE SHEET
...	...
...	...
...	...
...	...
...	...
...	...

Gasoline Alley Storage



SUPREME CONSTRUCTION
 1047 SOUTH Q PLACE
 TULARE, CA 93274
 O: (559) 234-0070
 F: (559) 263-0187
 LIC #: 931367
 WWW.SUPREMECC.COM



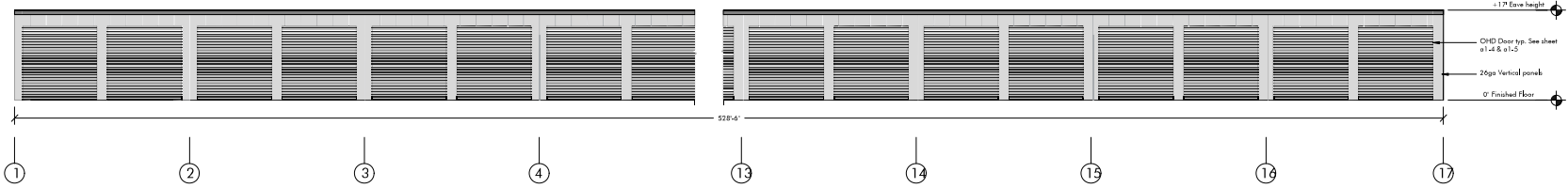
NOTES

DATE:	..
BY:	..
CHKD:	..
APPV:	..
SCALE:	..
PROJECT:	..
NO.:	..
REV:	..

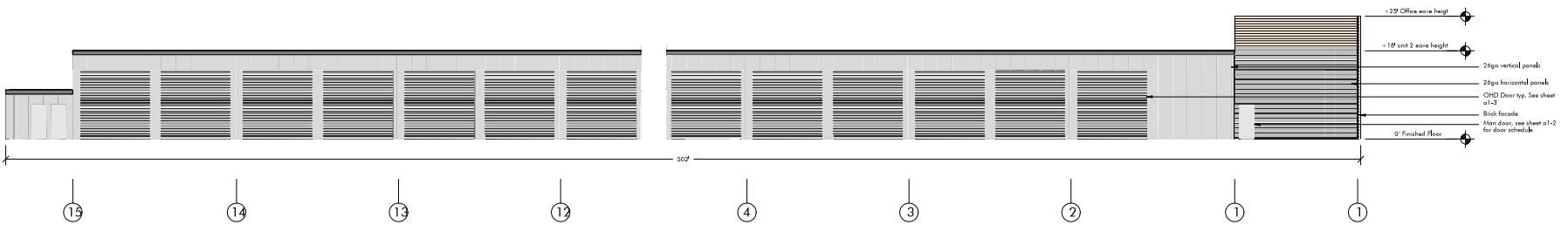
Gasoline Alley Storage

JOB NAME:
 TITLE: EXTERIOR ELEVATIONS
 DRAWN BY: Cory Qualls
 DATE: 12/22/21
 PROJECT NO.: 21061

SHEET: **A2-1**



East elevation Unit 3 / West elevation Unit 4
 SCALE: 1/4" = 1'-0"



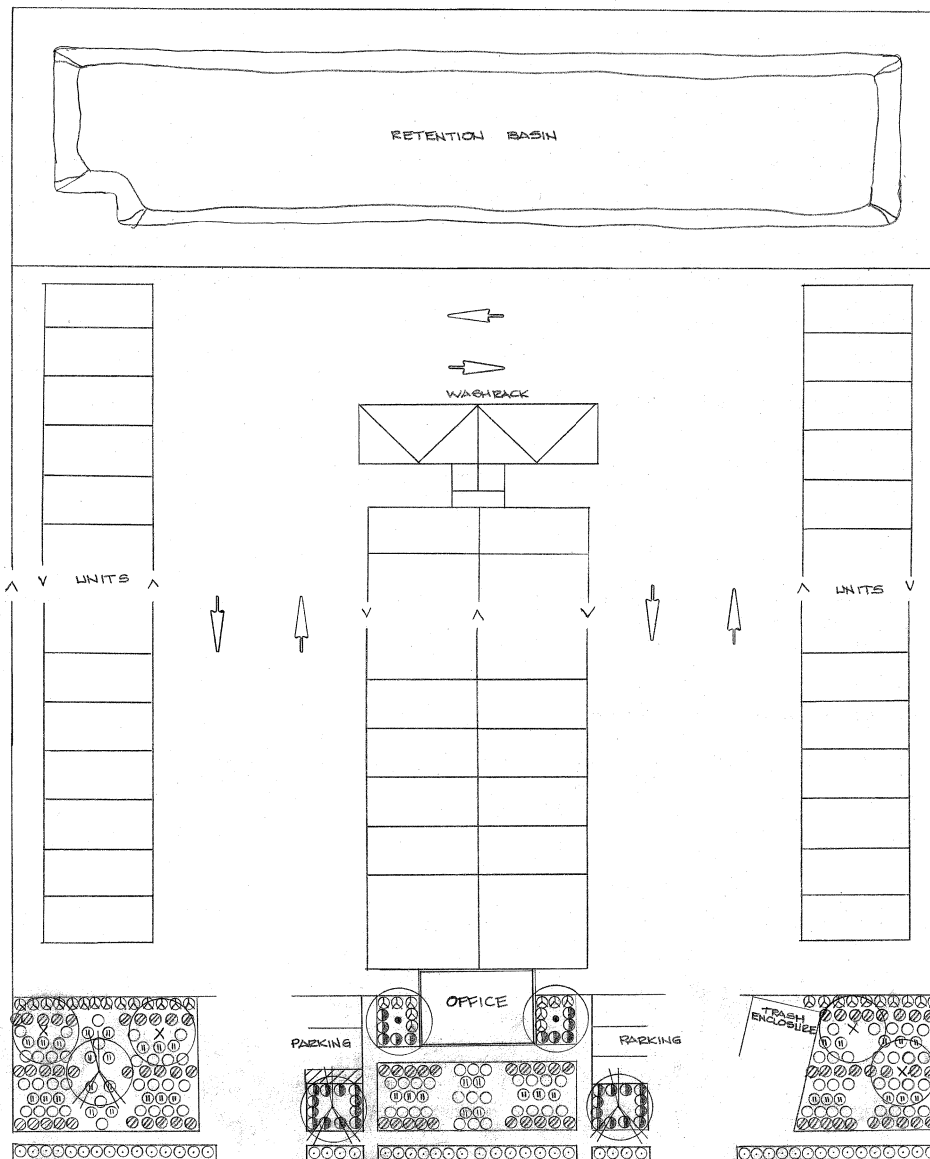
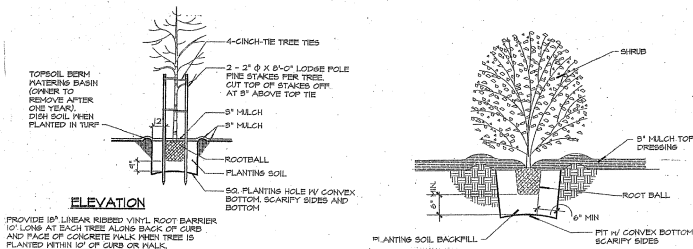
East & West elevation units 1 & 2
 SCALE: 1/4" = 1'-0"

LANDSCAPE LEGEND

SYM	DESCRIPTION	SIZE	INVS
(X)	PISTACIA CHINESIS 'KEITH DAVEY'	CHINESE PISTACHE 15G	L
(/)	LAURENUS NOBILIS 'SABATOSA'	BAY LAUREL 15G	L
(•)	LAGERSTROEMIA INDICA	GRAPE MYRTLE 15G	L
(○)	MYOPORIUM PAEVI-FOLIUM	CREEPING MYOPORIUM 1G	L
(●)	DIANELLA TASMANICA 'CASSA BLUE'	FLAX LILY 1G	L
(⊙)	MUHLENBERGIA BICENS	PEER GRASS 1G	L
(⊗)	BALVIA CHAMAEDEYOIDES	GERMANDER 1G	L
(⊘)	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH 1G	L
(○)	OLEA EUROPAEA 'MONTEA'	LITTLE OLLIE OLIVE 5G	L
	BAEK/MULCH GROUND COVER		

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS, CAREFULLY EXAMINE ALL THE CONTRACT DOCUMENTS AND SECURE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF THAT CONTRACTOR'S ERROR, NEGLIGENCE OR FAILURE TO BECOME ACQUAINTED WITH THE CONDITIONS OF THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS OR ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT AND SHALL REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE GOVERNING AGENCY AT NO ADDITIONAL COST TO THE OWNER.
- COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED UNLESS SPECIFIC REPORTS ARE SUBMITTED BY THE GEOTECHNICAL ENGINEER TO THE ENGINEERING DIVISION STATING THAT COMPACTION OF BACKFILL BY JETTING IS AN ACCEPTABLE METHOD OF COMPACTION.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK DESCRIBED WITHIN THIS PLAN SET. ANY ITEMS REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF SITE.
- ALL EXISTING FEATURES AND STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED IN PLACE. ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



Hydrozone/Plant Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (S.F.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
Low	0.2	Drip	0.81	0.25	4082	2271	70.441
Medium		Drip					
High		Spray					
Special Landscape Area							
ETWU Total							
MAWA Total							
	Eto	0.62	ETAF	LA	1-ETAF	SLA	151016
	50.7	0.62	0.55	4082	0.45		26325
MAWA-ETWU=							

WATER USE CALCULATIONS

SCALE: 1" = 20' - 3"



Sunnyside Ave

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

Signature

QIC QUALITY CONSTRUCTION INC. 11500 W. 15th St. Suite 100 Visalia, CA 93291

Gasoline Alley Storage Visalia, Ca

BM

OCT. 13, 2021 11:20 AM

LANDSCAPE

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2023-03

PROJECT TITLE

The project site is located on the north side of W. Sunnyview Ave. approximately 635 feet west of N. Clancy St. (APN:077-200-037).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request to allow the development of a 118-unit mini-storage facility and manager’s office on a five (5) acre Industrial zoned parcel.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Logan Couch, Townsend Architecture Group, 484 N. Prospect Suite B., Porterville, CA 93257 – 559-202-6254

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Logan Couch, Townsend Architecture Group, 484 N. Prospect Suite B., Porterville, CA 93257 – 559-202-6254

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332**
- Statutory Exemptions- State code number:

The request is consistent with the applicable general plan and zoning designation and policies, developed on project sites measuring no more than five acres and surrounded by urban uses, and can be adequately served by all required utilities and public services

REASON FOR PROJECT EXEMPTION

Josh Dan, Senior Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

March 13, 2023

DATE

Brandon Smith, AICP

Environmental Coordinator



August 4, 2021

Site Plan Review No. 21-082:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments, please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at Adrian.Rubalcaba@visalia.city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **July 7, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

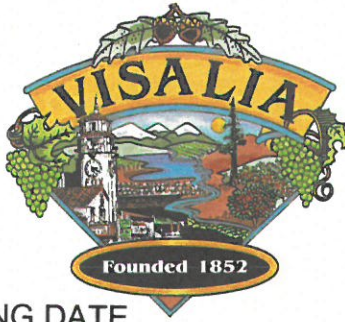
Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, stylized blue scribble.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE July 7, 2021
SITE PLAN NO. 2021-082
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee



SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: July 7, 2021

SITE PLAN NO: 2021-082 - B
PROJECT TITLE: Gasoline Alley Storage LLC
DESCRIPTION: Enclosed Storage Facility with Roll-up Doors Intended for Storage use of Cars, Boats, and Trailers (I)
APPLICANT: Ken Curti
PROP. OWNER: Sandridge Partners LP
LOCATION TITLE: N/A
APN TITLE: 077-200-037
GENERAL PLAN: Industrial
EXISTING ZONING: I (Industrial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 – This project may be subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) – see District website for

Project Requirements

- Conditional Use Permit
- Building Permit
- Additional Information as Needed.

PROJECT SPECIFIC INFORMATION: July 7, 2021

1. The proposal involves the enclosed storage of cars, boats, trailers, as well as “personal belongings” per comment provided by the project applicant at the May 5, 2021 Site Plan Review meeting. As such, the use can be considered a “mini-storage facility”.
2. VMC Table 17.25.030, Line W5, lists Mini Storage Facilities as a conditionally permitted use in the I (Industrial) zone.
3. The applicant requested to comply with the 25-ft front yard setback.
 - a. This would require the movement of parking stalls out of the setback and dimensions showing that all other structures (including the trash enclosure) are compliant.
4. When applying for entitlement the applicant shall provide detailed exhibits of the following:
 - a. Site Plan.
 - i. Showing proposed locations, height, and material of all buildings, fencing, and gates.
 - b. Floor plan (dimensioned).
 - c. Operational statement.
 - i. Describing the use, number of employees, use of the wash rack in relation to the facility.
 - d. Landscape and irrigation plan.
 - i. Verifying that a minimum 6% of the parking lot is landscaped.
 - e. Building elevations shall be provided.
5. Obtain a building permit.
6. Comply with all previous reviewer comments.
7. Comply with all other requirements of the Visalia Municipal Code.

PROJECT SPECIFIC INFORMATION: May 5, 2021

8. The proposal involves the enclosed storage of cars, boats, trailers, as well as “personal belongings” per comment provided by the project applicant at the May 5, 2021 Site Plan Review meeting. As such, the use can be considered a “mini-storage facility”.
9. Mini-storage facilities within the I (Industrial) Zone require a Conditional Use Permit.

10. The applicant shall provide the following setbacks: 25-foot front yard building and landscape setback along the southern boundary, and zero foot building and landscape setbacks along the western, eastern, and northern property frontages.
11. The applicant shall provide a clear and detailed floor plan, to include dimensions.
12. An operational statement shall be provided describing the use and employee numbers. This information shall be used to determine the required parking demand. Additional information shall also be provided describing how the wash rack will be used in relation with the mini-storage facility.
13. A landscape and irrigation plan shall be provided. The landscape plan shall verify that a minimum 6% of the parking lot is landscaped.
14. Building elevations shall be provided.
15. The site plan shall show the proposed locations, height, and material of all fencing and gates onsite.
16. Comply with all other requirements of the Visalia Municipal Code.

17.20.060 Development standards in the I-L and I zones.

- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high-quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:
 - A. Minimum site area: five (5) acres.
 - B. Maximum building height: seventy-five (75) feet.
 - C. Minimum required yards (building setbacks):
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.
 - D. Minimum required landscaped yard (setback) areas:
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;
5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
6. Side: zero (0) feet;
7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3- to 6-foot-tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements.
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.

6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

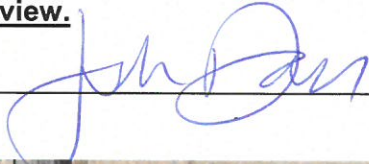
Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 



SPR 21082
GASOLINE ALLEY STORAGE
077200037

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **1 HR LESS THAN 10'-0"**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE SAND/OIL INTERCEPTOR AT WASH RACK. LANDSCAPING TO MEET THE MWELQ REQUIREMENTS. PROVIDE 5% ACCESSIBLE STORAGE UNITS WITH ACCESSIBLE ACCESS.

VAL GARCIA 01/07/21
Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	July 7, 2021
Item #	1
Site Plan #	21082
APN:	077200037

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 7/20/21
 Item: 1
 Site Plan: 21-82
 Name: AGENT LOMBARDO

SITE PLAN REVIEW COMMENTS

- No Comment at this time (REFER TO PAST COMMENTS)
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date - August 17, 2001
 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 7, 2021

ITEM NO:

SITE PLAN NO: SPR21062

PROJECT TITLE: Gasoline Alley Storage LLC

DESCRIPTION: Enclosed Storage Facility with Roll-up Doors Intended for Storage use of Cars, Boats and Trailers (I)

APPLICANT: Kent Curti

OWNER: SANDRIDGE PARTNERS LP

APN: 077200037

LOCATION:

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Distance between driveways? Reference made to COV Design & Improvement Standard C-32 Drive Approach Locations

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

21082

July 7, 2021

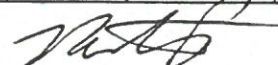
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Enclosure location looks good as a R3/R4 (city standard) double enclosure, set for STAB load services. Enclosure gates are required and must open 180 degrees and clear all curbing. Cain bolts are also required to secure gates open. Customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 to schedule a waste assessment when ready to have bins assigned.

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 1 DATE: JULY 7, 2021

SITE PLAN NO.: 21-082 RESUBMITTAL
PROJECT TITLE: GASOLINE ALLEY STORAGE LLC
DESCRIPTION: ENCLOSED STORAGE FACILITY W/ ROLL-UP
DOORS INTENDED FOR STORAGE USE OF
CARS, BOATS, AND TRAILERS (I)
APPLICANT: KENT CURTI
PROP OWNER: SANDRIDGE PARTNERS LP
LOCATION: W SUNNYSIDE AVE
APN: 077-200-037

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: 30' Use radius return; **REFER TO CITY COMMERCIAL STDS**
- Sidewalk: 5' width; 5' parkway width at **SUNNYVIEW**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:
: _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **AS SHOWN, PROVIDE STORAGE CALCS FOR BASIN DESIGN. ONSITE VEHICLE / EQUIPMENT WASH AREA TO INCLUDE PRETREATMENT INTERCEPTOR.**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed parcel development will incur impact fees based on parcel size and building square footages. Refer to page 4 for applicable fees and summary.***
- 2. Building permits are required. Standard plan check and inspection fees will apply.***
- 3. Comply with City parking lot standards.***
- 4. Maintain minimum of 25' setback from curb face as required for gated entries.***
- 5. Public improvements to Sunnyview are required - to include sidewalk, parkway landscaping, and drive approaches. Refer to City standard details.***
- 6. Basin design calculations shall be submitted with building permit.***
- 7. New building shall connect to City sewer. City records indicate there is an existing lateral stubbed to parcel located on Sunnyview.***
- 8. All required water/fire backflow apparatus shall be installed on private property; not within public right-of-way.***
- 9. All landscape and irrigation shall comply with MWELo standards. Landscape plans shall be submitted with building permits.***
- 10. Project will be subject to the conditions set forth by the underlying parcel map; more particularly conditions under Phase 2 as follows "In conjunction with issuing a building permit on the 6th parcel,***

construct 30' paved portion of Clancy from Sunnyview to Riggin." Further coordination between applicant and subdivider is required. City can determine at time of permit submittal if this map condition will apply.

11. Provide additional revisions per Planning Dept.; to be confirmed at time of CUP process.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-082 RESUBMITTAL**

Date: **7/7/2021**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**7/1/2021**)
(Project type for fee rates:**WAREHOUSE/STORAGE**)

Existing uses may qualify for credits on Development Impact Fees.

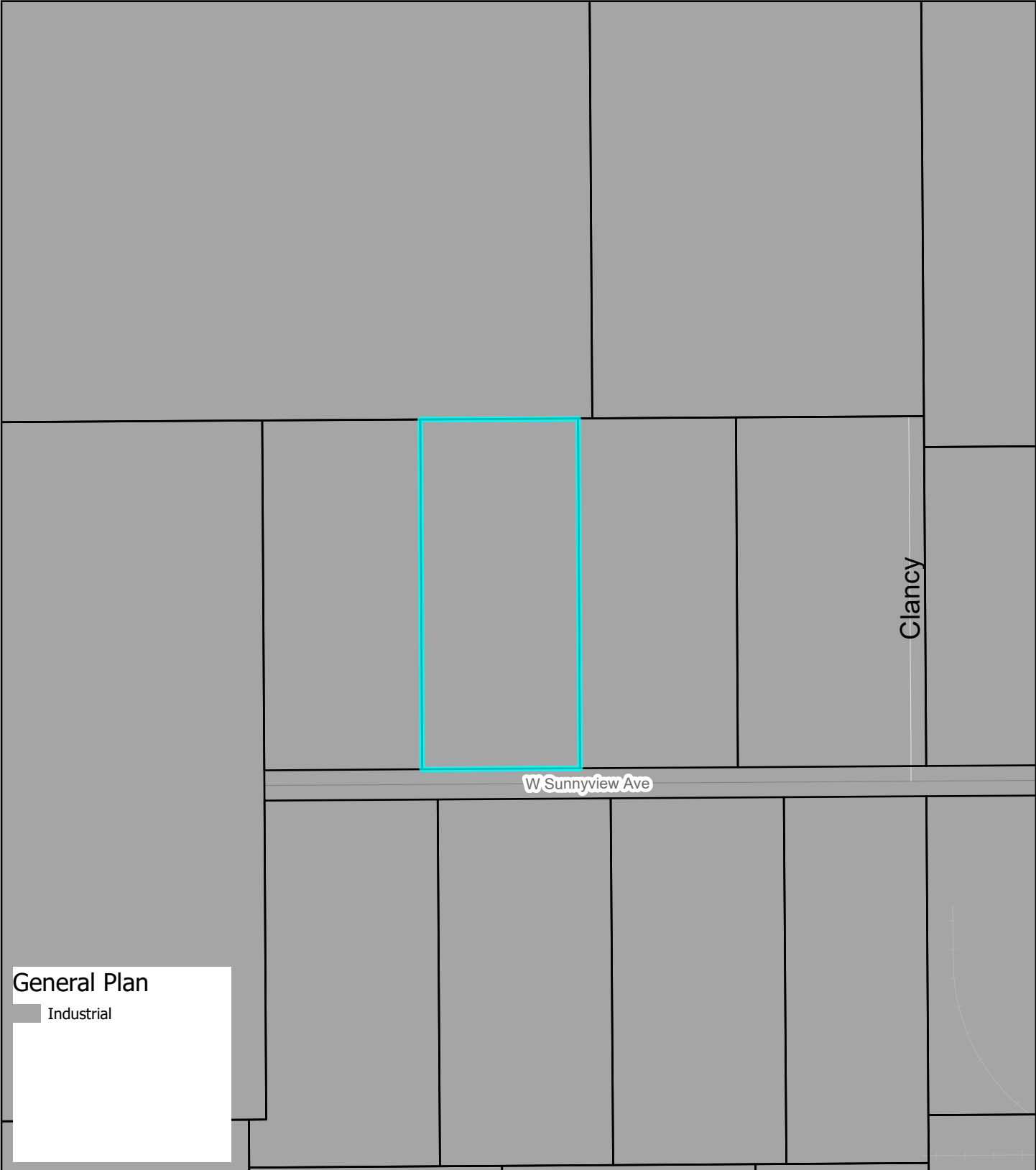
FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,343/AC X 5
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,431/1KSF X 80
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$26/1KSF X 80 TREATMENT PLANT FEE: \$43/EMPLOYEE PER 8HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$45/LF X 314 (SUNNYVIEW)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$1,578/AC X 5
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$1,157/AC X 5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$263/AC X 5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,969/AC X 5
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$223/1KSF X 80
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.

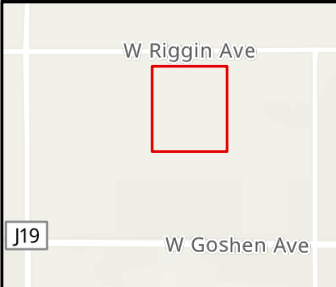


Adrian Rubalcaba



General Plan

Industrial

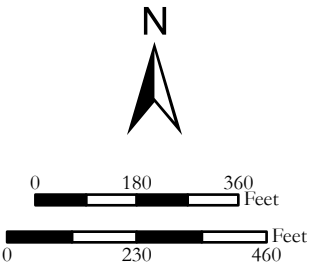


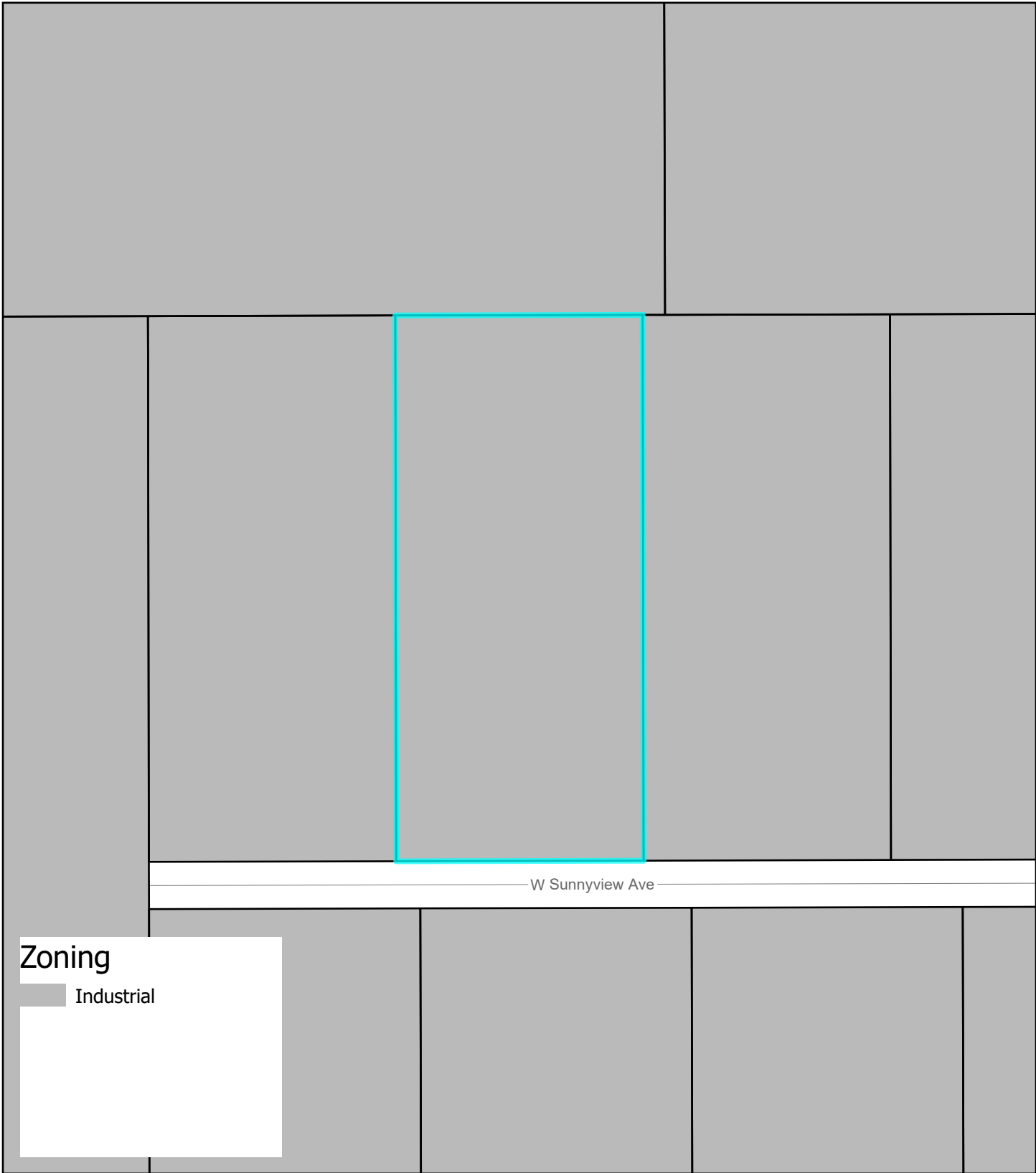
General Plan Land Use Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2023

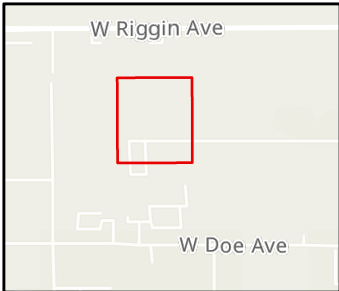
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Zoning

Industrial

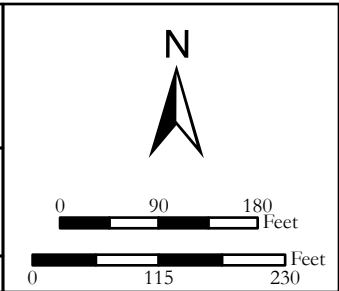


Zoning Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2023

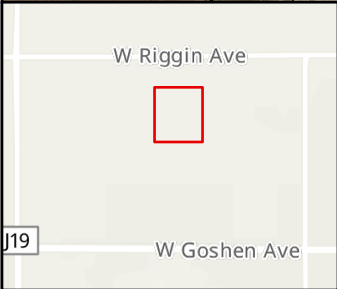
Coordinate System: NAD 1983 StatePlane California IV FIPS 0404 Feet





Project Site

W Sunnyview Ave



W Riggin Ave



W Goshen Ave

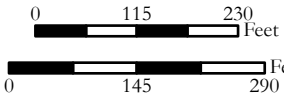
J19

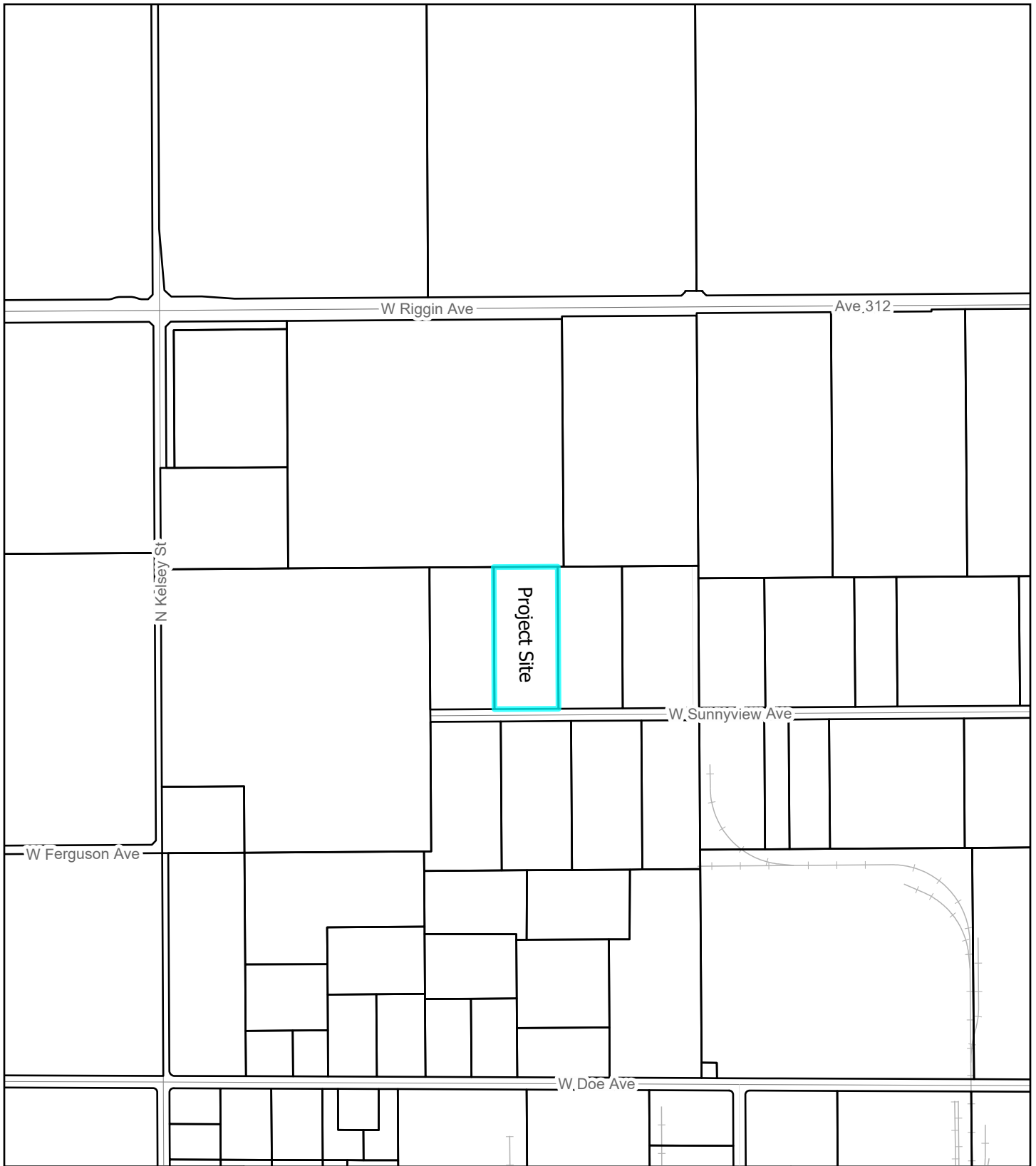
Aerial Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Vicinity Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

